



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name/Number: Burien / 23

Previous Physical Inspection: 1990

Sales - Improved Summary:

Number of Sales: 598

Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$43,400	\$78,500	\$121,900	\$141,100	86.4%	15.05%
1999 Value	\$46,000	\$92,800	\$138,800	\$141,100	98.4%	7.14%
Change	+\$2,600	+\$14,300	+\$16,900		+12.0%	-7.91%*
%Change	+6.0%	+18.2%	+13.9%		+13.9%	-52.56%*

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -7.91% and -52.56% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1998 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$45,700	\$78,600	\$124,300
1999 Value	\$48,100	\$90,000	\$138,100
Percent Change	+5.3%	+14.5%	+11.1%

Number of improved Parcels in the Population: 6799

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

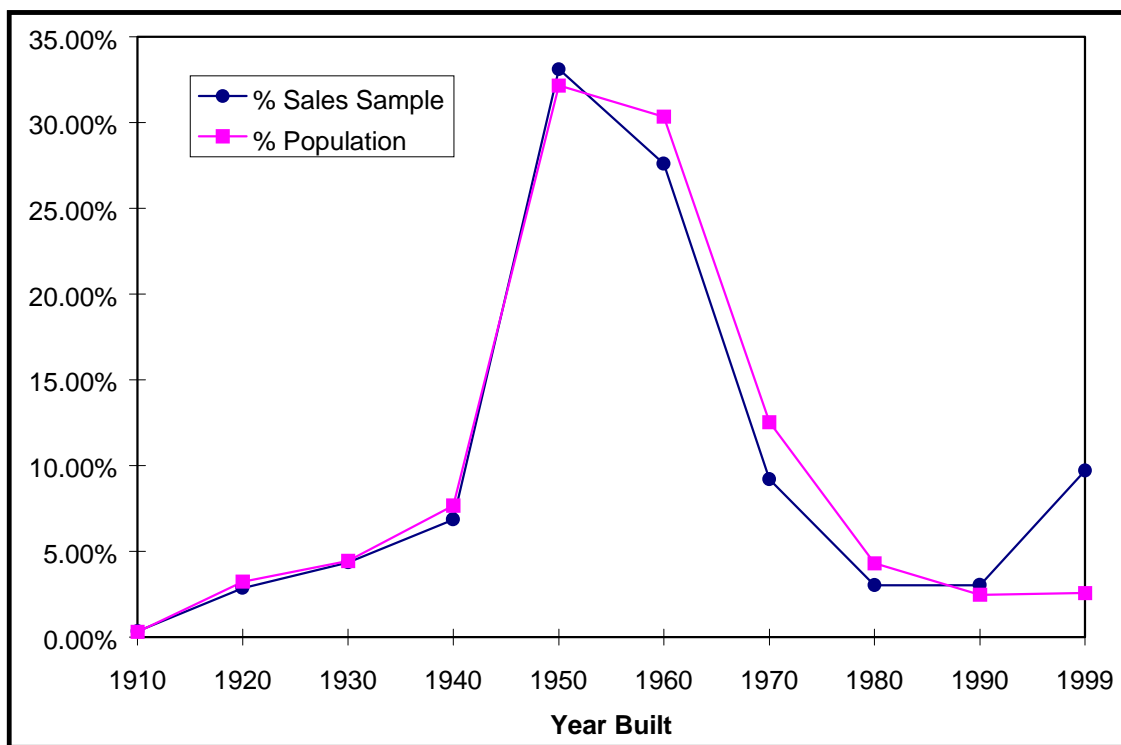
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

Year Built	Frequency	% Sales Sample
1910	2	0.33%
1920	17	2.84%
1930	26	4.35%
1940	41	6.86%
1950	198	33.11%
1960	165	27.59%
1970	55	9.20%
1980	18	3.01%
1990	18	3.01%
1999	58	9.70%
598		

Year Built	Frequency	% Population
1910	20	0.29%
1920	220	3.24%
1930	301	4.43%
1940	521	7.66%
1950	2187	32.17%
1960	2063	30.34%
1970	852	12.53%
1980	292	4.29%
1990	168	2.47%
1999	175	2.57%
6799		

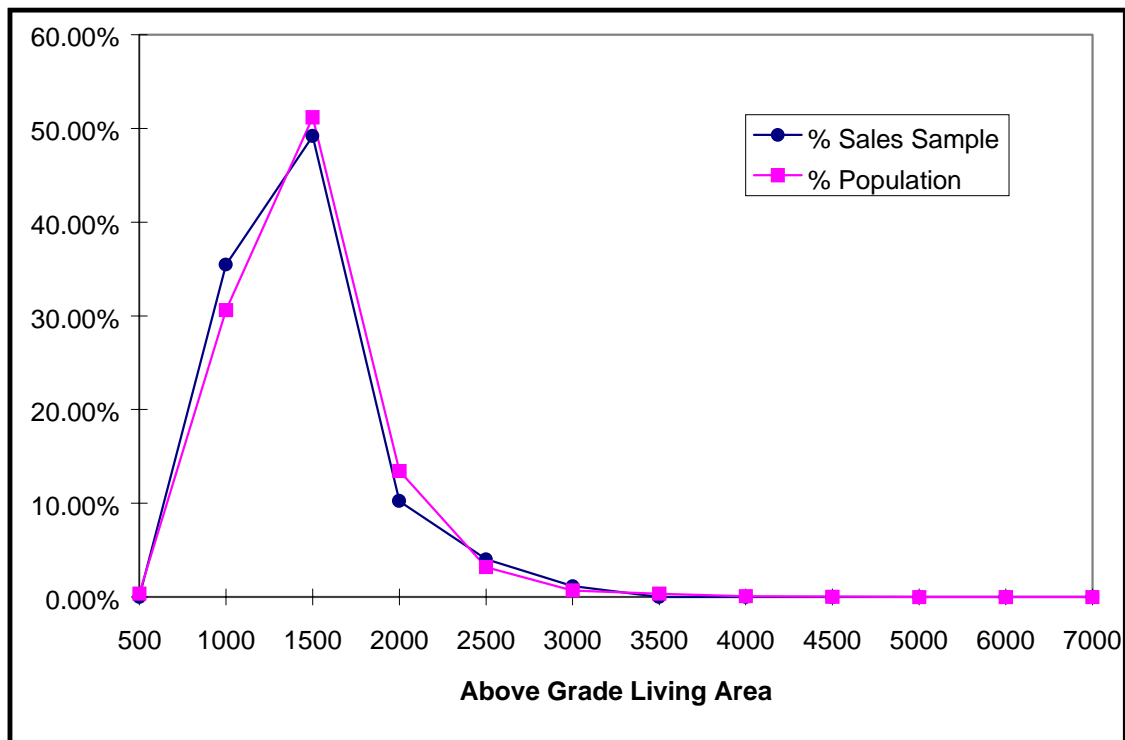


The sales sample adequately represents the population with regard to year built. The slight over-representation of new homes in the sales sample is a common occurrence since virtually all newly built homes are expected to sell and become part of any sales sample taken in the last two years.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	212	35.45%
1500	294	49.16%
2000	61	10.20%
2500	24	4.01%
3000	7	1.17%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
6000	0	0.00%
7000	0	0.00%
598		

AGLA	Frequency	% Population
500	24	0.35%
1000	2081	30.61%
1500	3481	51.20%
2000	915	13.46%
2500	217	3.19%
3000	47	0.69%
3500	25	0.37%
4000	7	0.10%
4500	2	0.03%
5000	0	0.00%
6000	0	0.00%
7000	0	0.00%
6799		

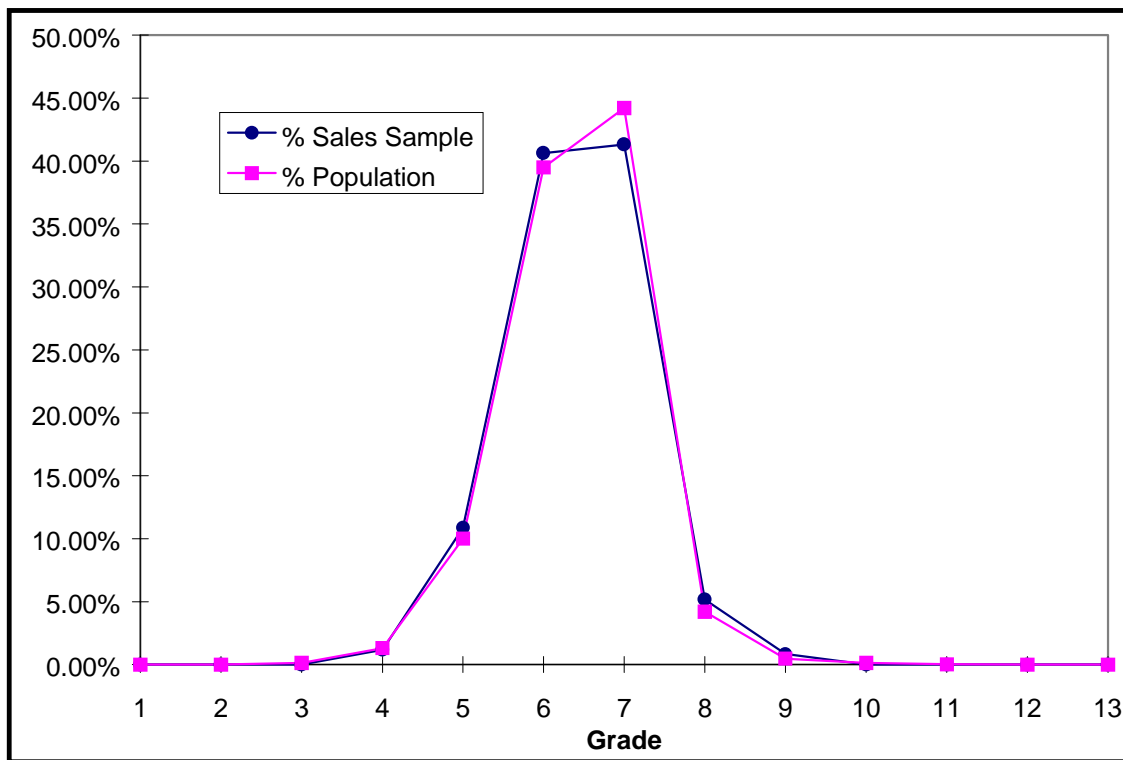


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

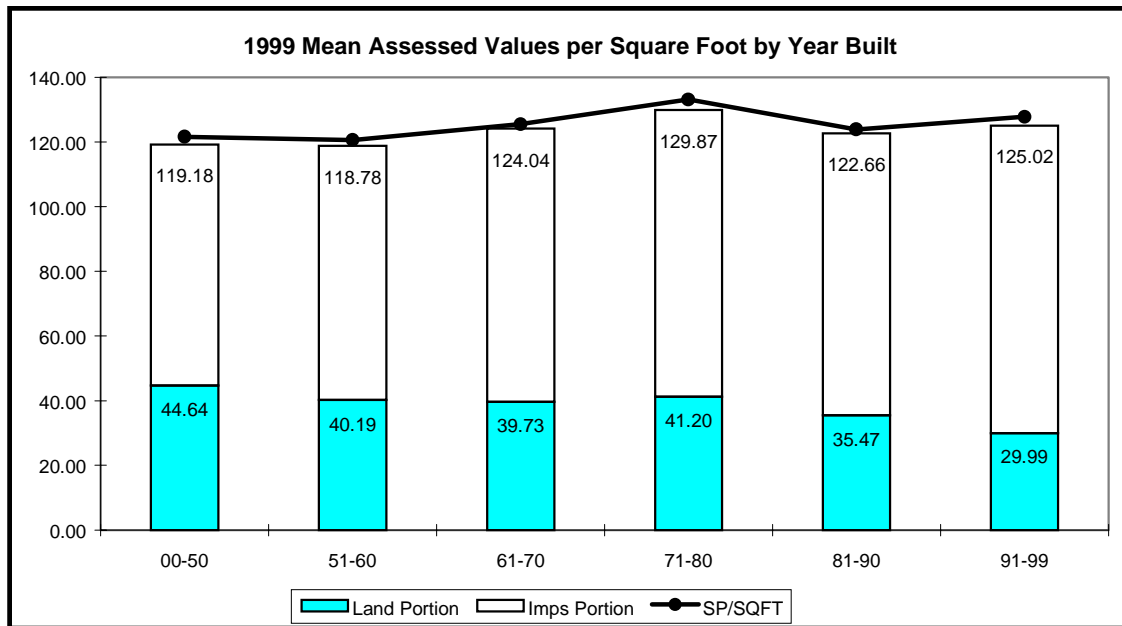
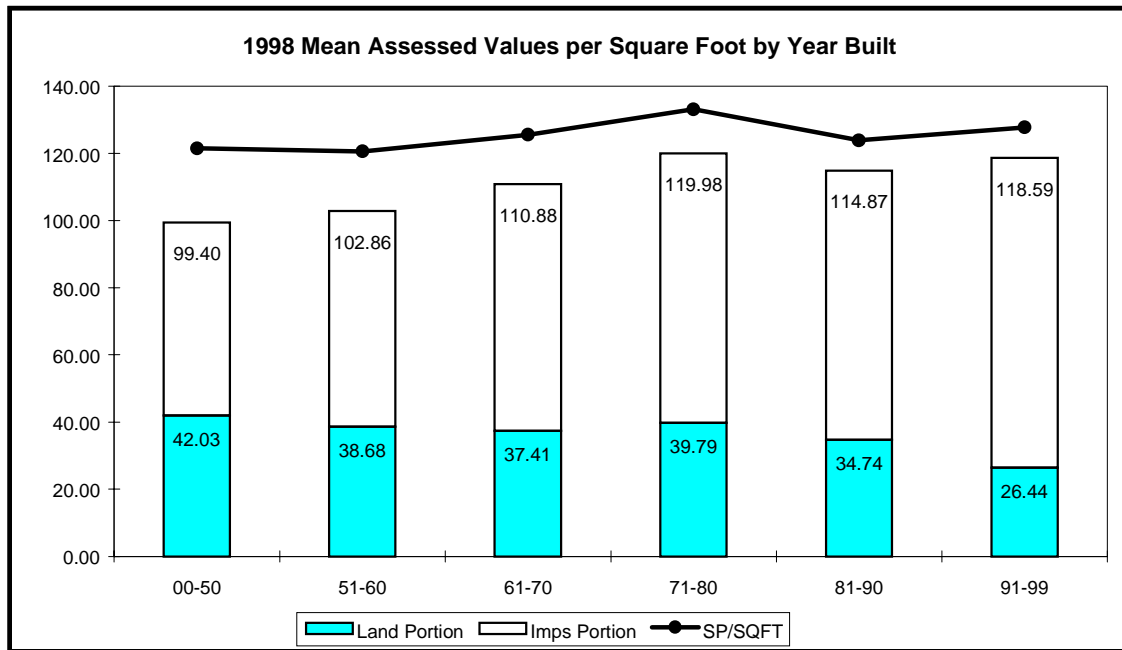
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	1.17%
5	65	10.87%
6	243	40.64%
7	247	41.30%
8	31	5.18%
9	5	0.84%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
598		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	10	0.15%
4	90	1.32%
5	680	10.00%
6	2685	39.49%
7	3006	44.21%
8	285	4.19%
9	32	0.47%
10	10	0.15%
11	1	0.01%
12	0	0.00%
13	0	0.00%
6799		



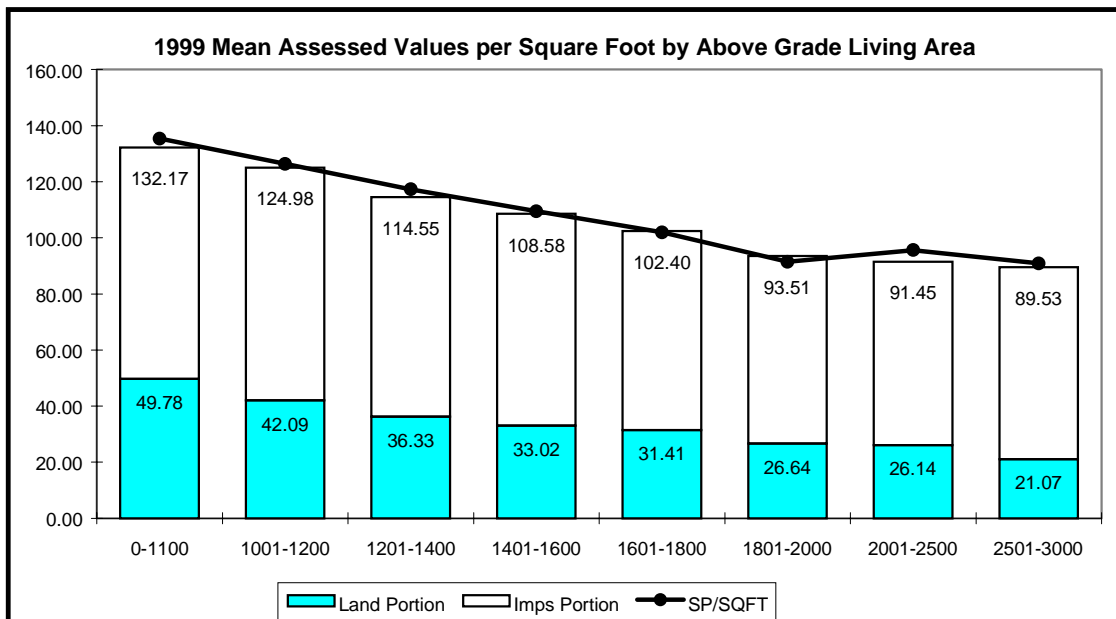
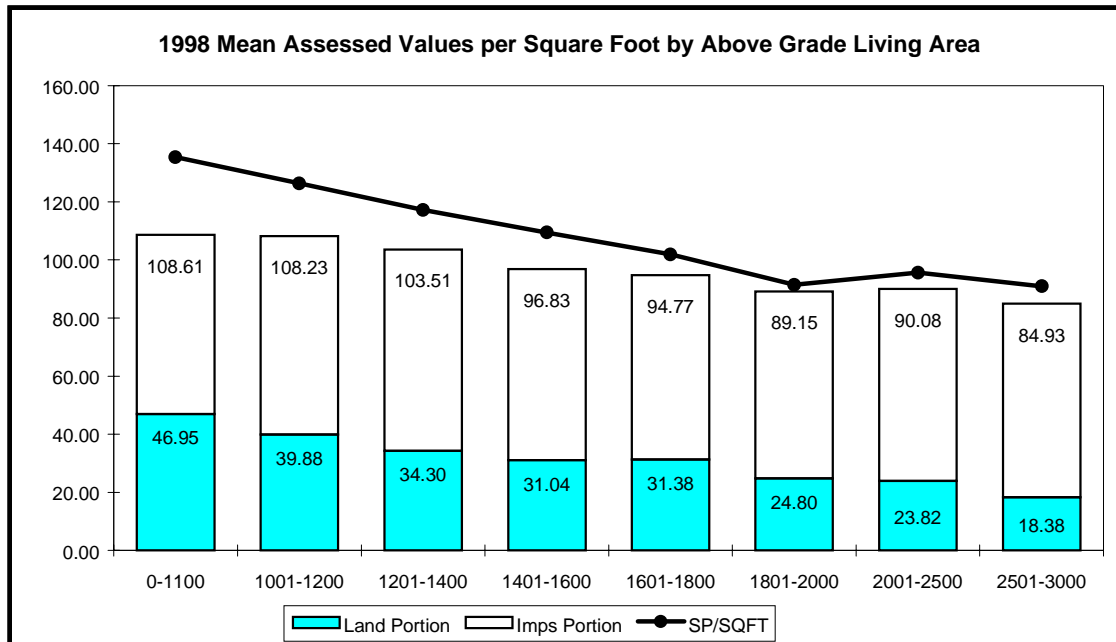
The sales sample adequately represents the population with regard to Building Grade.

Comparison of 1998 and 1999 Per Square Foot Values by Year Built



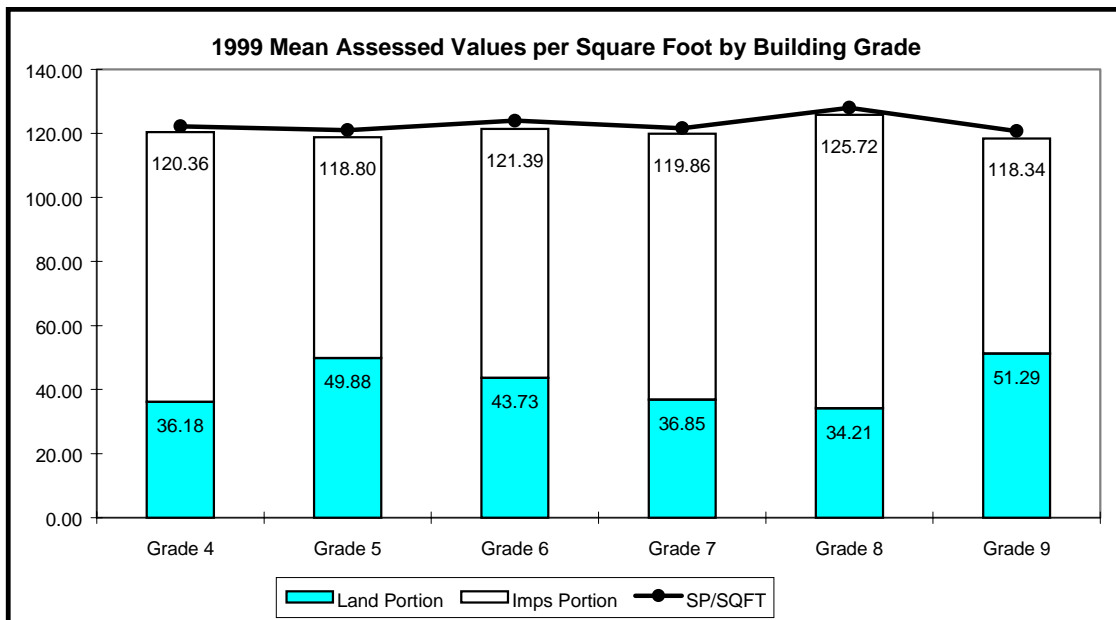
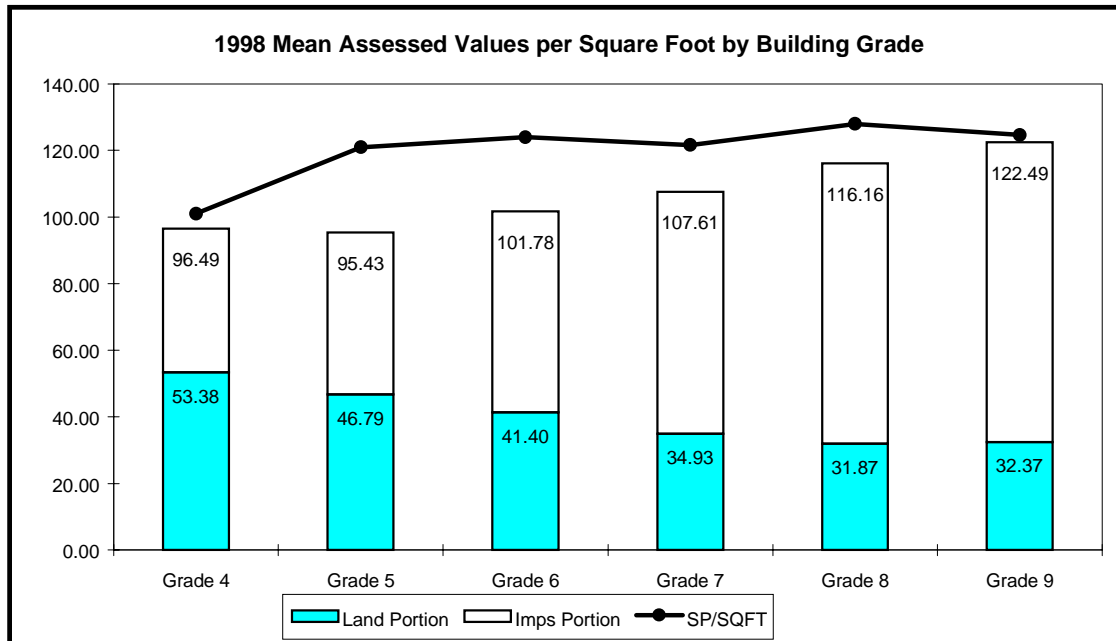
These charts clearly show an improvement in the assessment level by year built as a result of applying the 1999 recommended values. The values shown above in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts show a noticeable improvement in assessment level by above grade living area as a result of applying the 1998 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show a definite improvement in assessment level by grade as a result of applying the 1998 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.